



# **CITY OF HAYWARD**

## **AGENDA REPORT**

**AGENDA DATE** 11-17-98

**AGENDA ITEM** 4

**WORK SESSION ITEM** \_\_\_\_\_

**To:** Mayor and City Council  
and Redevelopment Agency

**From:** City Manager

**Subject:** **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT WITH THE ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR THE ACQUISITION OF CERTAIN PROPERTY AT A STREET AND MONTGOMERY FOR \$1,254,074**

### **Recommendation:**

It is recommended that the City Council and Redevelopment Agency authorize the City Manager to execute a Purchase Agreement and all the necessary documents with the Alameda County Flood Control and Water Conservation District to acquire certain property at A Street and Montgomery for \$1,254,074.

### **Background/Discussion :**

The master plan for the new Civic Center contemplates an office and residential mixed-use development on the property that is adjacent to the South and West of City Hall. The Bay Area Rapid Transit District (BART) owns the property to the South of City Hall. The Agency proposes to purchase the property generally referred to as 'A and Montgomery' that is owned by Alameda County Flood Control to facilitate the acquisition of the property that is owned by BART.

In order to acquire the entire BART property to the South of City Hall, the Agency expects to exchange the 'A and Montgomery' property for an equal portion of the BART property, and pay BART cash for the remainder of the property. The acquisition of the BART property will come at a later date.

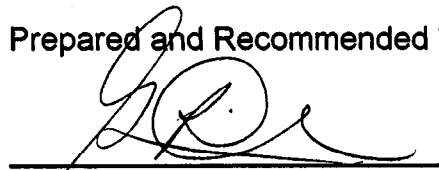
The 'A and Montgomery' property is approximately 3.12 acres and is located at the southwest corner of A Street and Montgomery Street in the Downtown Redevelopment Project. In September 1997, received an MAI appraisal of the site indicating a valuation of \$13.50 per S.F. or \$1,254,074.

On August 25, 1998, the County Board of Supervisors adopted a resolution authorizing the sale of the 'A and Montgomery' property to the Agency for the appraised valuation for a total of \$1,254,074. The property is to be sold "As Is" with escrow to close by November 25, 1998.

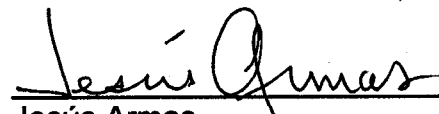
The Agency engaged the firm of Niland Consultants to perform an environmental assessment of the property. The Consultants have completed a Phase 1 Environmental Site Assessment indicating that no issues of significant environmental concerns were identified. And, that a Phase 2 assessment is not recommended.

On November 6, the Agency commenced circulation of a Request for Proposals for an office and residential mixed-use development to complete the master plan for the new Civic Center.

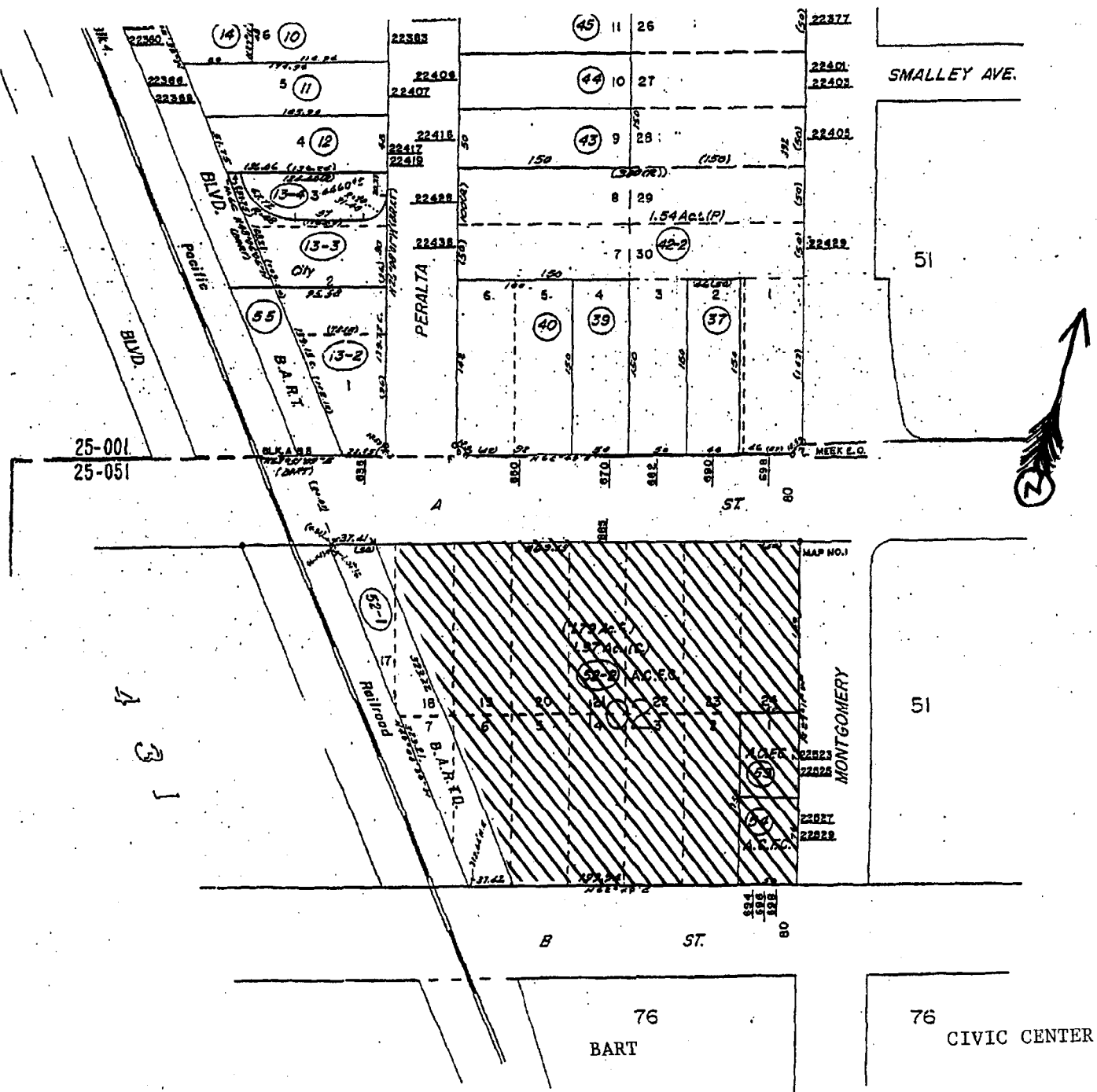
Prepared and Recommended by:

  
Gordon R. Anderson  
Assistant City Manager

Approved by:

  
Jesús Armas  
City Manager

(ga:mydocuments/site2158)



**DRAFT**

NA 11/3/98

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA- \_\_\_\_\_

Introduced by Agency Member \_\_\_\_\_

**RESOLUTION AUTHORIZING THE EXECUTIVE  
DIRECTOR TO NEGOTIATE AND EXECUTE AN  
AGREEMENT WITH ALAMEDA COUNTY FLOOD  
CONTROL AND WATER CONSERVATION DISTRICT FOR  
ACQUISITION OF CERTAIN PROPERTY LOCATED AT "A"  
AND MONTGOMERY STREETS**

WHEREAS, the Redevelopment Agency of the City of Hayward has contemplated in its master plan an office and residential mixed-use development on property adjacent to the west and south of City Hall; and

WHEREAS, the Agency proposes to purchase the property located west of City Hall at the southwest corner of "A" and Montgomery Streets, which is owned by Alameda County Flood Control and Water Conservation District, consisting of approximately 3.12 acres, valued at \$13.50 per square foot or \$1,254,074; and

WHEREAS, the County Board of Supervisors adopted a Resolution on August 25, 1998, that authorized sale of the property "as is", and required escrow to close by November 25, 1998; and

WHEREAS, the Agency had a phase I Environmental Site Assessment conducted which indicated that there were no significant issues of environmental concerns, and a phase II assessment was not recommended.

NOW THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of Hayward that the Executive Director is authorized and directed to negotiate and execute a Purchase Agreement and all other necessary documents to acquire certain property at "A" and Montgomery Streets from the Alameda County Flood Control and Water Conservation District in an amount not to exceed \$1, 254,074, in a form to be approved by the General Counsel.

HAYWARD, CALIFORNIA, \_\_\_\_\_, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel